

## **254 - 260 Adelaide Street West – Zoning By-law Amendment – Final Report**

**Date:** June 15, 2022  
**To:** Toronto and East York Community Council  
**From:** Director, Community Planning, Toronto and East York District  
**Ward:** 10 - Spadina-Fort York

**Planning Application Number:** 21 249716 STE 10 OZ

### **SUMMARY**

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This report reviews and recommends approval of the application to amend the Zoning By-law to permit a 61-storey mixed-use building at 254-260 Adelaide Street West. The proposed development includes commercial uses, a community agency space and a paramedic post within the first 2 levels and 813 residential dwelling units above. A target of 30 percent of the dwelling units are proposed to be provided as affordable rental units at 80% average market rent for a period of 99 years. Two levels plus mezzanine of underground parking are proposed with 97 parking spaces for residents. A total of 819 bicycle parking spaces are also proposed within the ground floor and mezzanine of the garage.

### **RECOMMENDATIONS**

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The City Planning Division recommends that:

1. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 254-260 Adelaide Street West, substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 6 to the report (June 15, 2022) from the Director, Community Planning, Toronto and East York District.
2. City Council authorize the City Solicitor to submit the necessary bill to implement the foregoing recommendations provided the City Solicitor is satisfied that the appropriate legal mechanisms are in place to ensure that no building permit will issue until such time as the Section 37 Agreement is executed and registered.
3. City Council direct the Executive Director, Housing Secretariat, to secure a minimum of 20% of the residential gross floor area as affordable rental housing for 99 years as part of the market sale for the lands at 254 - 260 Adelaide Street West.

4. City Council require the owner to enter into an Agreement pursuant to Section 37 of the Planning Act, prior to the issuance of any building permit for the development, as follows:

a) The community benefits recommended to be secured in the Section 37 Agreement are as follows:

i. Prior to the issuance of any building permit on the lands, the Owner shall enter into a municipal housing facility agreement (the City's "Contribution Agreement"), with the City for the delivery and operation of a minimum of 20% of the residential gross floor area as affordable rental housing for 99 years.

ii. Prior to the earlier of condominium registration or first residential use on site, the owner shall design, construct, commission, finish and convey in fee simple to the City, in an environmental condition in accordance with all City policies, for nominal consideration and at no cost to the City, a minimum 925 square metres Community Agency Space located on levels one (156 metres) and two (770 metres) of the base building fronting Nelson Street and subject to the following:

A. The Community Agency Space shall be delivered to the City in accordance with the City's Community Space Tenancy Policy in order to be leased by the City to an eligible non-profit organization and finished to Base Building Condition (shell space prior to final fitout), with the terms and specifications to be secured in the Section 37 Agreement, all satisfactory to the Executive Director, Social Development, Finance and Administration, the Executive Director, Corporate Real Estate Management, the Chief Planner and Executive Director, City Planning and the City Solicitor;

B. Prior to the issuance of the first above grade building permit for any part of the lands, the owner shall provide a letter of credit in the amount sufficient to guarantee 120 percent of the estimated cost of the design and construction of the Community Agency Space complying with the specifications and requirements of the Section 37 Agreement, to the satisfaction of the Executive Director, Corporate Real Estate Management, the Executive Director, Social Development, Finance and Administration, the Chief Planner and Executive Director, City Planning and the City Solicitor;

C. Prior to the conveyance of the Community Agency Space to the City, the owner shall provide a one-time cash contribution in the amount of \$1,500,000.00 for total finishing costs of the community agency space;

D. The financial contribution pursuant to Recommendation 4.b. iii. above shall be indexed upwardly in accordance with the Statistics Canada Non-Residential Building Construction Price Index for Toronto Census Metropolitan area, reported quarterly by Statistics Canada in Building Construction Price Indexes Table: 18-10-0135-10, or its successor,

calculated from the date of execution of the Agreement to the date of payment; and

E. Concurrent with or prior to, the conveyance of the Community Agency Space to the City, the owner and the City shall enter into, and register on title to, the appropriate lands an Easement and Cost Sharing Agreement for nominal consideration and at no cost to the City, that is in a form and content satisfactory to the City Solicitor in consultation with the Executive Director, Social Development, Finance and Administration, the Executive Director, Corporate Real Estate Management, the Chief Planner and Executive Director, City Planning. The Easement and Cost Sharing Agreement shall address and/or provide for the integrated support, use, operation, maintenance, repair, replacement, and reconstruction of certain shared facilities, and the sharing of costs, in respect thereof, of portions of the subject lands to be owned by the City and the owner as they pertain to the Community Agency Space.

iii. Prior to the earlier of condominium registration or first residential use on site, the owner shall design, construct, finish, commission and convey in fee simple to the City, in an environmental condition in accordance with all City policies, for nominal consideration and at no cost to the City, Paramedic Post comprising of a minimum of 110 square metres of interior space plus an adjacent two-bay ambulance parking area, measuring a minimum of 110 square metres with access from Nelson Street, all located on the ground floor, and subject to the following:

A. The Paramedic Post shall be delivered to the City finished to Base Building Condition (shell space prior to final fitout), with the terms and specifications to be secured in the Section 37 Agreement, all satisfactory to the Executive Director, Corporate Real Estate Management, the Chief, Toronto Paramedic Services, the Chief Planner and Executive Director, City Planning and the City Solicitor;

B. Prior to the issuance of the first above grade building permit for any part of the lands, the owner shall provide a letter of credit in the amount sufficient to guarantee 120 percent of the estimated cost of the design and construction of the Paramedic Post complying with the specifications and requirements of the Section 37 Agreement, to the satisfaction of the Executive Director, Corporate Real Estate Management, the Executive Director, Social Development, Finance and Administration, the Chief Planner and Executive Director, City Planning and the City Solicitor;

C. Prior to the conveyance of the Paramedic Post to the City, the owner shall provide a one-time cash contribution in the amount of \$ 371,250 for total finishing costs of the Paramedic Post;

D. The financial contribution pursuant to Recommendation 4.c. iii. above shall be indexed upwardly in accordance with the Statistics Canada Non-Residential Building Construction Price Index for Toronto Census

Metropolitan area, reported quarterly by Statistics Canada in Building Construction Price Indexes Table: 18-10-0135-10, or its successor, calculated from the date of execution of the Agreement to the date of payment; and

E. Concurrent with or prior to, the conveyance of the Paramedic Post to the City, the owner and the City shall enter into, and register on title to, the appropriate lands an Easement and Cost Sharing Agreement for nominal consideration and at no cost to the City, that is in a form satisfactory to the City Solicitor in consultation with Executive Director, Corporate Real Estate Management, the Chief, Toronto Paramedic Services, the Chief Planner and Executive Director. The Easement and Cost Sharing Agreement shall address and/or provide for the integrated support, use, operation, maintenance, repair, replacement, and reconstruction of certain shared facilities, and the sharing of costs, in respect thereof, of portions of the subject lands to be owned by the City and the owner as they pertain to the Paramedic Post.

iv. The owner shall construct, provide and maintain a Privately-Owned and Publicly-Accessible Open Space ("POPS") at 254 - 260 Adelaide Street West with a minimum area of 301 square metres in the form of a promenade running through the site between Adelaide Street West and Nelson Street in the location generally identified in the Zoning By-law Amendment, with the specific configuration and design of the POPS to be determined and secured in the context of a review of a Site Plan Control Application for the development to the satisfaction of the Director, Community Planning, Toronto and East York District, in consultation with the Ward Councillor; and

A. Prior to the earlier of one (1) year from any non-residential or residential use or occupancy, including interim occupancy pursuant to the Condominium Act, 1998, and registration of the first condominium for the site, except as otherwise agreed by the Chief Planner and Executive Director, City Planning, due to unforeseen delays (eg. weather), the owner shall prepare all documents and convey to the satisfaction of the Chief Planner and Executive Director, City Planning and the City Solicitor, in priority to all title encumbrances, to the satisfaction of the City Solicitor, for nominal consideration and at no cost to the City, a public access easement in perpetuity in favour of the City over the Privately-Owned Publicly-Accessible Open Space set out in Recommendation 4 d. above, on terms set out in the Section 37 Agreement satisfactory to the Chief Planner and Executive Director, City Planning. The owner shall be responsible, at its own expense, to prepare, submit to the City for approval and deposit all required reference plans to describe the easement; and

B. the owner shall prepare all documents and convey, a 5.5 metre wide public pedestrian access easement to the City, in a location generally described as a north/south access over the western portion of the site, between the northern edge of the "POPS" and Nelson Street, on terms to be set out in the Section 37 Agreement and with details of the location and

final design to be determined and secured in the context of site plan approval for the development and that such easement lands be maintained by the owner at its sole cost. The conveyance of the easement shall be in priority to all title encumbrances, to the satisfaction of the City Solicitor, for nominal consideration and at no cost to the City all to the satisfaction of the Chief Planner and Executive Director, City Planning and the City Solicitor. The owner shall be responsible, at its own expense, to prepare, submit to the City for approval and deposit all required reference plans to describe the easement.

v. the following matters are also recommended to be secured in Section 37 Agreement as a legal convenience in support of the development:

A. The design, construction, finishing, maintenance and provision of a minimum of 20% (with a target of thirty (30%) percent) of the total residential gross floor area as affordable rental housing dwelling units on the lands at 254-260 Adelaide Street West (the "Affordable Housing Units"), to the satisfaction of the Chief Planner and Executive Director, City Planning and Executive Director, Housing Secretariat, in accordance with the following terms:

aa. the number of units, the unit types, minimum unit sizes, unit layouts and unit location shall be to the satisfaction of the Chief Planner and Executive Director, City Planning and Executive Director, Housing Secretariat and shall reflect, and in no event be less than, the minimum and average sizes of the market units;

bb. the owner shall provide and maintain the Affordable Housing Units as secured rental dwelling units for 99 years beginning from the date that each such unit is first occupied (the "Affordability Period"). During the Affordability Period, no Affordable Housing Unit shall be registered as a condominium unit or any other form of ownership housing that provides a right to exclusive possession of a dwelling unit, including life lease or co-ownership, and no application shall be made to demolish any Affordable Housing Unit or to convert any Affordable Housing Unit to a non-residential rental purpose. Upon the expiration of the Affordability Period, the owner shall continue to provide and maintain the units as rental dwelling units, unless and until such time as the owner has applied for, and obtained, all approvals necessary to do otherwise.

cc. the initial rent (inclusive of utilities) charged to the first tenants of any Affordable Housing Units shall not exceed 100% of the average rent for the same bedroom type in the City of Toronto, as reported by Canada Mortgage and Housing Corporation in its most recent annual Rental Market Report, and the project average across the Affordable Housing Units shall not exceed 80 percent of the average rent for the same bedroom type in the City of Toronto, as reported by Canada Mortgage and Housing Corporation in its most recent annual Rental Market Report ;

dd. if an Affordable Housing Unit becomes vacant and is re-rented to a new tenant during the Affordability Period, the initial rent (inclusive of utilities) charged to the new tenant shall not exceed 100% of the average rent for the same bedroom type in the City of Toronto, as reported by Canada Mortgage and Housing Corporation in its most recent annual Rental Market Report, and the project average across the Affordable Housing Units shall not exceed 80 percent of the average rent for the same bedroom type in the City of Toronto, as reported by Canada Mortgage and Housing Corporation in its most recent annual Rental Market Report;

ee. after the first year of occupancy of any Affordable Housing Units, and for the duration of the Affordability Period, the rent (inclusive of utilities) charged to the first tenants or new tenants occupying such unit may be escalated annually by not more than the annual provincial rent guideline, regardless of whether such guideline is applicable to the units under the Residential Tenancies Act or any successor legislation governing residential tenancies in Ontario, until the tenancy ends;

ff. notwithstanding the annual rent increases permitted in e. above, the rent (inclusive of utilities) charged to any first tenants or new tenants occupying an Affordable Housing Unit during the Affordability Period shall not be increased to an amount that exceeds 100% of the average rent for the same unit type in the City of Toronto, as reported by Canada Mortgage and Housing Corporation in its most recent annual Rental Market Report, and the project average across the Affordable Housing Units shall not exceed 80 percent of the average rent for the same bedroom type in the City of Toronto, as reported by Canada Mortgage and Housing Corporation in its most recent annual Rental Market Report;

gg. the City's Centralized Affordable Housing Access System will be used to advertise and select tenants, provided it is in place. In addition at least six months in advance of any new Affordable Housing Units being made available for rent, the owner shall develop and implement an Access Plan, which will outline how units will be rented to eligible households in consultation with, and to the satisfaction of, the Executive Director, Housing Secretariat;

hh. the new Affordable Housing Units shall be made ready and available for occupancy no later than the date by which seventy percent (70%) of the market residential units on site are available and ready for occupancy, or to the satisfaction of the Chief Planner and Executive Director, City Planning and the Executive Director, Housing Secretariat;

ii. the owner shall provide all tenants of the Affordable Housing Units with access to, and use of, all indoor and outdoor amenities in the development at no extra charge and on the same terms and conditions as any other resident of the mixed use building, without the need to pre-book or pay a

fee, unless specifically required as a customary practice for private bookings;

jj. the owner shall provide all tenants of the Affordable Housing Units with laundry facilities no extra charge; and

kk. the owner shall provide all tenants of the Affordable Housing Units with access to permanent and visitor bicycle parking/bicycle lockers on the same terms and conditions as any other resident of the market residential on the site, to the satisfaction of the Chief Planner and Executive Director, City Planning and the Executive Director, Housing Secretariat; and in accordance with the Zoning By-law.

B. prior to the commencement of any excavation or shoring work, the owner shall submit a Construction Management Plan to the satisfaction of the General Manager of Transportation Services and the Chief Building Official and Executive Director, Toronto Building, in consultation with the Ward Councillor and thereafter in support of the development, will implement the Plan during the course of construction. The Construction Management Plan will include, but not be limited to the following construction-related details: noise, dust, size and location of staging areas, location and function of gates, dates of significant concrete pouring, lighting details, vehicular parking and queuing locations, street closures, parking and access, refuse storage, site security, site supervisor contact information, and a communication strategy with the surrounding community, and any other matters requested by the General Manager, Transportation Services, in consultation with the Ward Councillor;

C. Prior to the earlier of Site Plan Approval or the first building permit for shoring and excavation, the owner shall submit the following materials for review and acceptance to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services:

- i. Updated Functional Servicing and Stormwater Management Report;
- ii. Updated Hydrogeological Report;
- iii. Servicing Report Groundwater Summary Form; and
- iv. Hydrogeological Review Summary Form.

D. Prior to the earlier of Site Plan Approval or the first building permit for shoring and excavation, the owner shall pay for and construct any improvements to the municipal infrastructure in connection with the Functional Servicing and Stormwater Management Report, to be resubmitted for review and acceptance by the Chief Engineer and Executive Director, Engineering and Construction Services, should it be determined that improvements to such infrastructure are required to support this development.

E. The construction and maintenance of the development in accordance with at least the Tier 2 performance measures of the Toronto Green Standard;

F. In the event the City sells the lands municipally known as 260 Adelaide Street West to an arm's length entity prior to Site Plan Approval, the conveyance to the City for nominal consideration of the required 0.72 metre strip of land between the existing commercial lane to the east of the subject site and the proposed building face for a lane widening to be dedicated to the City at no cost to the City, free and clear, above and below grade, of all easements, encumbrances and encroachments and in acceptable environmental condition, all to the satisfaction of the General Manager, Transportation Services;

G. In the event the City sells the lands municipally known as 260 Adelaide Street West to an arm's length entity prior to Site Plan Approval, the conveyance to the City for nominal consideration of the required 1.63 metre strip of land between the existing commercial lane to the west and south of the subject site and the proposed building face for a lane widening to be dedicated to the City at no cost to the City, free and clear, above and below grade, of all easements, encumbrances and encroachments and in acceptable environmental condition, all to the satisfaction of the General Manager, Transportation Services;

5. City Council authorizes the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

6. City Council declare, pursuant to subsection 45(1.4) of the Planning Act, R.S.O. 1990, c. P.13 for the purposes of subsection 45(1.3) of the Planning Act, R.S.O. 1990, c. P.13, that the Owner, may be permitted to apply to amend the site specific zoning by-law for the lands at 254-260 Adelaide Street West before the second anniversary of the first day on which any part of the site specific by-law comes into effect.

7. City Council authorize the Executive Director, Housing Secretariat, to negotiate and execute a municipal housing facility agreement (the "Contribution Agreement") with the owner for the development of the Affordable Housing Units at 254-260 Adelaide Street West, to secure the financial assistance being provided and set out the terms of the operation of the Affordable Housing Units, on terms and conditions acceptable to the Executive Director, Housing Secretariat, in a form satisfactory to the City Solicitor.

8. City Council approve the provision of financial incentives pursuant to the City's Open Door Affordable Housing Program in relation to the Affordable Housing Units as follows:

a) City Council exempt the up to 244 affordable rental dwelling units at 254-260 Adelaide Street West from taxation for municipal and school purposes for the 99 year affordability period;

b) City Council authorize the up to 244 new affordable rental dwelling units at 254-260 Adelaide Street West to be eligible for waivers of fees for planning applications, building permits and parkland dedication, and for development charges exemption, unless already paid.

9. City Council authorize the Executive Director, Housing Secretariat, on behalf of the City, to execute any security or financing documents, or any other documents required to facilitate the delivery of the Affordable Housing Units, including any documents



required by the owner to complete pre-development activities, construction and secure conventional financing, where required, including any postponement, confirmation of status, discharge or consent documents where and when required during the term of the municipal housing facility agreement, as required by normal business practices, and provided that such documents do not give rise to financial obligations on the part of the City that have not been previously approved by Council.

10. City Council authorize the Controller to cancel or refund any taxes paid after the effective date of the exemption from taxation for municipal and school purposes, as set out in the Contribution Agreement.

## FINANCIAL IMPACT

### Open Door Incentives

As outlined in the charts below, this report recommends that City Council authorize the use of an estimated \$19,621,866 in financial incentives through the Open Door Affordable Housing Program, to support the development of the up to 244 affordable homes at 254-260 Adelaide Street West. The financial incentives recommended for Council approval include relief from development charges, planning and building permit fees, and property taxes for a target of 99 years, total an estimated total of \$19,621,866 as outlined in Chart 1 below.

Chart 1: Annual and Net Present Value of Property Taxes

Affordable Rental Homes	Affordability Period	Estimated Development Charges*	Estimated Planning Fees and Charges*	Estimated Net Present Value of Property Taxes	Estimated Total Value of Incentives
244	99	\$9,984,568	\$1,783,467	\$7,853,832	\$19,621,866

\*Calculated using current 2022 tax rates, 2022 AMR rates, November 2021 development charge rates, 2022 building permit fees and 2022 planning fees

Open Door incentives represent revenue that the City waives or forgives. The total Municipal property tax incentives recommended for the affordability term of the rental homes is estimated at \$185,971 annually. The net present value over the target 99 year affordability term for the homes is estimated at \$5,866,788 as summarized in Chart 2 below. Ongoing municipal property tax exemptions are conditional on compliance with the terms and conditions of the City's Municipal Facilities Agreement (Contribution Agreement) over the affordability period.

Chart 2: Annual and Net Present Value of Property Tax Exemption

Property Tax	Annual	NPV- 25 Years
City	\$185,971	\$5,866,788
Education	\$ 60,276	\$1,901,525
City Building	\$ 2,711	\$ 85,519
<b>Total:</b>	<b>\$248,958</b>	<b>\$7,853,832</b>

A tax exemption would have no net present impact to the City for the educational portion of taxes remitted to the Province.

In the event of default, the Contribution Agreement will provide that the by-law providing the property tax exemption be repealed.

### Report on the Updated Business Plan

Corporate Real Estate Management (CREM) and CreateTO will report back to Executive Committee following City Council's consideration of this Final Report on the Zoning By-law Amendment Application for 260 Adelaide Street West, for consideration of the updated business plan for the redevelopment of 229 Richmond Street West and re-located Metro Hall facilities, funded by the redevelopment and sale of 260 Adelaide Street West. The updated business plan will be based on the Council-approved density at 260 Adelaide Street West and updated costs and funding sources.

As part of the original business plan, \$5,775,000 was identified from future Section 37 payments in the King-Spadina Area for affordable housing at 260 Adelaide Street West. This funding will be included in the updated business plan as well.

The Chief Financial Officer and Treasurer have reviewed this report and agree with the financial impact information provided.

### Equity Impact Statement

The HousingTO 2020-2030 Action Plan ("HousingTO Plan") envisions a City in which all residents have equal opportunity to develop to their full potential. The HousingTO Plan is centred on a human rights-based approach to housing, which recognizes that housing is essential to the inherent dignity and well-being of a person, and to building healthy, inclusive, sustainable and liveable communities.

The proposed development will increase access to new affordable housing opportunities for people from equity-deserving groups including, Indigenous Peoples, Black and other racialized, people experiencing homelessness, people with mental and physical disabilities, seniors, 2SLGBTQIA+ persons.

The proposed affordable residential units will provide safe, secure and affordable housing for a range of people in Toronto. Safe, secure, affordable housing is an important social determinant of health and improves the social and economic status of individuals, families and communities. Good quality, affordable housing is also a cornerstone of vibrant, healthy neighbourhoods and supports the environmental and economic health of the city, region and country as a whole.

## DECISION HISTORY

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At its meeting of August 25, 2014, City Council endorsed a draft Public Realm Strategy for the King-Spadina East Precinct, and requested the General Manager, Parks Forestry & Recreation, to identify potential new parkland and proceed with parkland acquisition in the East Precinct of King-Spadina on a priority basis.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.TE34.92>

At its meeting of June 13, 2016, Government Management Committee considered options for the acquisition of land for parkland purposes in King-Spadina, and directed Real Estate Services staff to report directly to City Council. At its meeting on July 12, 2016, City Council received a supplementary report with confidential attachment and directed staff to undertake an appraisal to determine the current market value of the property at 229 Richmond

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.GM13.36>

At its meeting on September 6, 2016, Government Management Committee considered a report with confidential attachment with an appraisal of the property at 229 Richmond, and referred the item to staff for a report on funding options and strategies in the context of parks and public realm planning underway in the downtown, to the Government Management Committee in the first quarter of 2017.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.GM14.14>

At its meeting on March 7, 2019, City Council approved the 2019 Operating and Capital Budgets. In its 2019 Operating Budget and 2019-2028 Capital Budget and Plan, Toronto Fire Services provided an update on building condition audits conducted for all Toronto Fire Services facilities, and recommended proceeding with identification of design opportunities to enable future fire stations to be integrated into various community hub and residential development proposals as opposed to maintaining the traditional stand-alone fire station model.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.EX2.5>

At its meeting on October 29, 2019, City Council declared 260 Adelaide surplus and authorized the purchase of 229 Richmond. City Council directed CreateTO, along with Corporate Real Estate Management and City Planning, to report back in 2020 on a Precinct Plan for the combined sites (260 Adelaide Street West and 229 Richmond Street West) and adjacent properties as appropriate along with a business plan to activate these sites with City uses such as affordable housing, parks, public parking managed by Toronto Parking Authority, childcare, and any other uses as may be suitable.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.EX9.6>

At its meeting on October 1, 2021, City Council authorized the City to enter into a joint development agreement and any related agreement with the owner of 254 Adelaide Street West to rezone both sites at 254 Adelaide Street West and 260 Adelaide Street West and to sell the site at 260 Adelaide Street West.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.EX26.2>

A preliminary report on the application was adopted by Toronto and East York Community Council on April 21, 2022, recommending that the report be received for information and advising that a Community Consultation Meeting was held on March 7, 2022. The Toronto and East York Community Council Decision is available here: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.TE32.25>

## **SITE AND SURROUNDING AREA**

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**Description:** The site is located midblock between John Street on the west and Duncan Street on the east and has frontage on both Adelaide Street West and Nelson Street. The site is L-shaped with 56 metres of frontage on Nelson Street, 46 metres on Adelaide Street West and a depth of 54 metres. The total area of the site is approximately 2,750 square metres. The site is generally flat and there is one City tree along the Adelaide Street West frontage.

**Official Plan Designation:** Regeneration Areas

See Attachment 3 of this report for the Official Plan Land Use Map. The Toronto Official Plan can be found here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

**The Downtown Plan (OPA 406):** The site is designated Mixed Use Areas 1 - Growth in the Downtown Plan. Development in Mixed Use Areas 1 will include a diverse range of building typologies, including tall buildings, with height, scale and massing dependent on the site characteristics and supportive of intensification suitable for a downtown growth area. Mixed Use Areas 1 is also where the greatest proportion of non-residential uses are located. The Complete Communities Policies of the Downtown Plan require that new buildings fit within their existing and planned context, conserve heritage attributes and improve the public realm. Downtown neighbourhoods are to provide access to a complete range of amenities, services and infrastructure and will be inclusive and affordable. The Downtown Plan can be found here:

<https://www.toronto.ca/legdocs/mmis/2019/cc/bgrd/backgroundfile-135953.pdf>

**King-Spadina Secondary Plan (1996):** The site is situated within the East Precinct of the King-Spadina Secondary Plan found in Chapter 6.16 of the Official Plan. The King-Spadina Secondary Plan requires new development to reinforce the characteristics of the area through built form, heritage conservation and public realm improvements. The King Spadina Secondary plan can be found here:

<https://www.toronto.ca/wp-content/uploads/2017/11/97ec-cp-official-plan-SP-16-KingSpadina.pdf>

### **King-Spadina Secondary Plan (2020) - OPA 486**

At its meeting on January 29, 2020, City Council adopted a Final Report and Official Plan Amendment 486 (OPA 486) which updated the King-Spadina Secondary Plan. The

City Council Decision can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.TE12.4>

OPA 486 has been appealed to the Ontario Land Tribunal (OLT) and is not yet in force.

At its meetings on December 15, 2021 and on May 11, 2022, City Council adopted some modifications to OPA 486 as an outcome of Tribunal-led mediation between the City and various appellants of OPA 486. The City Council Decisions can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.CC38.6>

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.CC43.14>

King-Spadina is one of the fastest growing areas in the downtown and has a strong heritage character. Updates were made to the King-Spadina Secondary Plan to recognize this growth and the evolution of the area from predominantly non-residential uses to an area with a mix of uses. The updated plan recognizes that while the area will continue to grow and change, it must do so in a way that positively contributes to liveability, is better supported by hard infrastructure and community facilities, and more carefully responds to the built form and heritage character of the area.

The site is situated within the East Precinct and is designated Mixed Use Areas 1 - Growth in OPA 486.

**Zoning:** The site is zoned CRE (Commercial Residential Employment) under Zoning By-law 569-2013 with a height limit of 30.0 metres plus 5 metres for a mechanical penthouse. The CRE zoning category does not include maximum density provisions but rather, the building envelope is established through performance standards, including height, ground level setbacks and upper level setbacks. See Attachment 5 of this report for the existing Zoning By-law Map.

### **Surrounding Land Uses:**

**North:** directly north of the subject site on the north side of Nelson Street is a vacant lot (229 Richmond Street West) occupied by surface parking and more recently utilized as an outdoor patio space for nearby restaurants. A proposal is currently underway to redevelop this space as a new public park. To the immediate west of the planned park (at 241 Richmond Street West and 133 John Street) is a proposal for a 40-storey mixed-use building currently under review (File No. 21-171253 STE 10 OZ). To the immediate east of the planned park is a 7-storey commercial heritage-designated building.

**East:** to the immediate east of the subject site at the southwest corner of Nelson Street and Duncan Street is a 5-storey commercial building. Adjacent to the site along Adelaide Street West are 3 and 4 storey commercial buildings. The building at the northwest corner of Adelaide Street West and Duncan Street is a heritage-designated building. Farther east, the northeast corner of Adelaide Street West and Duncan Street is subject to a development proposal for a 60-storey mixed-use building currently under review at 224-240 Adelaide Street West (File No. 20- 226357 STE 10 OZ).

**West:** along Adelaide Street West, west of the subject site are 2, 2-storey semi-detached house-form heritage-designated buildings. Along the east side of John Street, towards Nelson Street, are a series of 3-storey heritage-designated rowhouses.

**South:** south of the subject site, at the southeast corner of Adelaide Street West and John Street is an approved and under construction 48-storey mixed-use development (13- 250158 STE 20 SA). To the east of this is an approved proposal for 47-storey mixed-use development, including the conservation of a 5-storey heritage building (12- 152660 STE 20 OZ). Farther east is a 5-storey heritage building followed by a 3-storey heritage building at the southwest corner of Adelaide Street West and Duncan Street.

## THE APPLICATION

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**Description:** A 61-storey (196.8 metres including the rooftop mechanical penthouse) mixed-use building with two levels of commercial uses fronting both Adelaide Street West and Nelson Street and a paramedic post with ambulance parking and community agency space fronting Nelson Street. A mid-block connection through the site provides a pedestrian promenade between Adelaide Street West and Nelson Street and widens into a publicly accessible forecourt at the southwest corner of the site.

**Density:** 19.05 times the area of the lot.

**Dwelling Units and Amenity Space:** 813 dwelling units (50,974 square metres) are proposed along with 2,392 square metres of indoor and outdoor residential amenity space (2.94 square metres per unit). The proposed amenity space consists of 1,574 square metres of indoor amenity space (1.93 square metres per unit) and 817 square metres of outdoor amenity space (1.05 square metres per unit).

**Affordable Rental Units:** a target of 30 percent of the total amount of residential gross floor area is proposed to be provided as affordable rental units.

**Retail:** The proposal includes a total of 709 square metres of retail space located along both the Adelaide Street West and the Nelson Street frontages.

**Paramedic Post:** A paramedic post measuring 220 square metres is proposed within the ground floor at the northeast corner of the site, with frontage on Nelson Street, and includes a two-bay ambulance parking area. The ambulance parking area will be accessed directly from Nelson Street.

**Community Agency Space:** A two-storey community agency space measuring 928 square metres is proposed on the ground and second floor, adjacent to the paramedic post.

**Privately-Owned Publicly-Accessible Open Space (POPS):** a POPS measuring 295 square metres is proposed through the west side of the site providing a pedestrian connection between Adelaide Street West and Nelson Street. Within the northern half of the site, the POPS will have a minimum width of 5.5 meters and starting at the second floor, the building will span over the POPS at a height of 6 metres. Within the southern half of the site, the POPS will be open to the sky and will widen to a forecourt with a minimum width of 9.5 metres.

**Access, Parking, and Loading:** Access to the 2-level underground garage, containing 97 parking spaces, is proposed from a widened public lane with access onto Nelson Street at the northeast corner of the site. Two internalized loading spaces (one Type B/G and one Type C), are located on the ground floor and are also proposed to be accessed from the public lane at the northeast corner of the site.

## **Additional Information**

See Attachment No. 1 to this report for the location map, Attachment No. 2 for the project data, Attachment No. 6 for the site plan, Attachments No. 8-9 for a three dimensional representation of the current proposal in context, and Attachments No. 10-11 for the elevations.

The current proposal incorporates numerous revisions from the original application as summarized below:

- Reduced building height from 199.3 metres to 196.8 metres (inclusive of the mechanical penthouse);
- Reduced density from 19.75 to 19.05 times the area of the lot;
- Reduced streetwall height along Nelson Street from 9-storeys (30.8 metres) to 8-storeys (28.05 metres);
- Provision of a 0.51 metre setback at grade from the Nelson Street property to increase the width of the sidewalk;
- Increased the width of the building setback from the Adelaide Street West property line from 3 metres to a range between 3 and 5 metres;
- Eliminated the previously proposed second level cantilever right up to the Adelaide Street West property line;
- Increased podium stepback on the east side from 0.71 metres to 5.5 metres from the centreline of the lane, starting at level 2;
- Provision of a tower stepback from the east property line of 12.5 metres starting at level 8, previously proposed at level 21 (with lesser stepbacks at lower levels);
- Increased size of the POPS and width of the pedestrian clearway;
- Decrease in the number of residential units from 848 to 813;
- Eliminated the cantilever over the POPS at the southwest corner of the site; and
- Provision of 10 visitor parking spaces where previously none were proposed.

## **Reasons for Application**

The Zoning By-law Amendment application proposes to amend Zoning By-law 569-2013 to vary performance standards including: building height; building setbacks; loading space requirements; vehicular parking and residential amenity space requirements.

## **Site Plan Control**

The proposal is subject to Site Plan Control. As of the date of this report, a Site Plan Control application has not yet been submitted.

## **Provincial Land Use Policies**

The application has been reviewed to determine its consistency with the Provincial Policy Statement (2020) (PPS), conformity with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) (Growth Plan), and conformity to the City's Official Plan. The PPS provides policy direction province-wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. The Growth Plan, builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the Greater Golden Horseshoe region.

## **Agency Circulation**

The application together with the reports/studies submitted in support of the application have been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate Zoning By-law standards.

## **COMMUNITY CONSULTATION**

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A virtual Community Consultation Meeting was held on March 7, 2022 and was attended by approximately 25 members of the public. At the meeting City staff and the applicant's team gave presentations on the site and surrounding area, the existing planning framework, and the proposed development. Following the presentations, City staff led a question and answer format meeting. Comments and questions provided by the meeting attendees included:

- The metric height of the building and how it compares to other recent approvals in the area;
- Whether the sidewalks adjacent to the site will be wide enough to accommodate people with strollers and mobility devices;
- Considerations given to improve air quality;
- Whether the development will be designed to be accessible including accessible dwelling units;
- How the development will impact the planned cycle track on Adelaide Street West; and
- A number of comments were made expressing support for the proposed development together with the affordable housing component.

The issues raised through community consultation have been considered through the review of the application. Comments with respect to the proposed height, massing, setbacks, wind, family-sized units, and traffic are addressed in the Comments section below. The detailed building design, including proposed materials, and the construction management plan will be addressed during the Site Plan Control review process.



## **Statutory Public Meeting Comments**

In making their decision with regard to this application, Council members will have had an opportunity to view the oral submissions made at the statutory public meeting held by the Toronto and East York Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

## **COMMENTS**

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### **Provincial Land-Use Policies: Provincial Policy Statement and Provincial Plans**

The proposal has been reviewed and evaluated against the PPS and the Growth Plan. Staff have determined that the proposal is consistent with the PPS and conforms with the Growth Plan.

### **Built Form**

City Planning staff finds that the proposal conforms with the applicable Official Plan built form policies with respect to tall building development and the development criteria for Regeneration Areas. The proposal also conforms with the built form policies respecting Mixed Use Areas 1 in the Downtown Secondary Plan as well as the in-force King-Spadina Secondary Plan and the King-Spadina Secondary Plan update (2022).

In response to comments received from City staff and during the Community Consultation meeting, the applicant made a number of built form revisions to the development proposal.

A key consideration for staff was to eliminate any shadow impact on the north sidewalk of Queen Street West after noon on the spring and fall equinoxes (as discussed in detail later in this report). In order to achieve this, the proposed building height inclusive of the mechanical penthouse was reduced from 199 metres to 196.8 metres. This proposed height is acceptable to staff.

Another key consideration for staff was to improve the streetwall relationship with the existing and planned surrounding context along both street frontages which have a strong heritage character. In response, the proposed streetwall height along Nelson Street was reduced from 9 storeys to 8 storeys.

Along the Adelaide Street frontage, the original proposal included a cantilever starting at the second floor which brought a portion of the building right up to the property line. Along the west side, the building also cantilevered over the adjacent POPS space starting at the 4th floor. Staff raised concerns that the resultant massing was not contextually appropriate and overwhelmed the Adelaide Street West public realm. In response the applicant increased the amount of setback from the Adelaide Street West property line (as discussed in the Public Realm section of this report), eliminated the cantilever towards the street and also the cantilever over the POPS space at the south end. Staff are satisfied with the proposed changes.

Staff are also satisfied with the proposed separation distances from adjacent properties. The adjacent properties along the northern half of the site contain windows that face their respective east and west lot lines, as such, the proposed base building is setback 5.5 metres from the centreline of the adjacent lanes on the east and the west side as requested by staff. Above the base building, the tower elements are proposed to be located between 12.5 to 22.55 metres from the east and west side property lines, consistent with Site and Area Specific Policy 517 related to tall building separation distances in the Downtown.

### **Privately-Owned Publicly-Accessible Open Space (POPS)**

As noted above, the development proposes a POPS in the form of a 5.5 metre wide promenade that runs through the site in a north-south direction, providing pedestrian access from Adelaide Street West to Nelson Street and the planned public park on the north side of Nelson Street. The POPS, measuring 295 square metres, would remain open to the public at any hour without any restrictions.

At the southwestern corner of the site along the Adelaide Street West frontage, the promenade opens up to a wider forecourt, which, together with the promenade, would have a width of 9.5 metres. Retail patio space and tree planting is proposed within this forecourt area, but would not encroach into the area that is to be secured as a POPS. Additionally, within the centre of the site, on the west side of the POPS, a private courtyard space is also proposed, helping to further enhance the POPS with additional tree planting.

In the original proposal, the building cantilevered over the southern half of the POPS starting at level 4. This cantilever was eliminated in the revised proposal and the POPS is proposed to be open to the sky within this portion of the site. The building proposes to span over the promenade within the northern half of the site, starting at level 2.

Staff recommend that the POPS be secured in the Section 37 Agreement. The final design of the POPS would be secured through the Site Plan Agreement.

### **Streetscape and Public Realm**

The Official Plan requires that new development enhance the existing streetscape by massing new development to define the edges of streets with good proportion. The Official Plan also requires that attention be given to the streetscape by ensuring that these areas are attractive, comfortable, and function for pedestrians through landscaping and setbacks and create attractive transitions from the public to private realms.

Through the review of the application, staff worked closely with the applicant to enhance the streetscape along both street frontages through the provision of more generous setbacks. Along Adelaide West, the proposed building setback ranges from 3 to 5 metres, resulting in a sidewalk width of 6.5 to 8.5 metres, including a 2.5 metre wide pedestrian clearway. This exceeds the minimum sidewalk width of 6 metres as identified in the Downtown Secondary Plan and the Tall Building Design Guidelines.

Options to increase the sidewalk width along Nelson Street are limited as the adjacent properties contain heritage buildings and thereby would not be able provide greater setbacks should they redevelop in the future. Additionally, the provision of a community agency space, paramedic post and adjacent ambulance parking bay with specific space requirements limits options to increase the setback in this location. However, the applicant revised the original plan and proposes a ground floor set back of 0.51 metres along the Nelson Street frontage, resulting in a sidewalk width of 2.61 metres. The required 2.1 metre pedestrian clearway is maintained.

As discussed above, the provision of a 5.5 metre wide promenade through the site which opens up to a 9.5 metre wide forecourt at the Adelaide Street West frontage will help to open up and enhance the public realm along both street frontages.

The detailed streetscape designs will be determined and secured through the Site Plan review process.

### **Shadow Impact**

The submitted shadow study shows that the reduction in building height from 199 metres to 196.8 metres and shifting the mass away from the north property line eliminated shadow impact on the north sidewalk of Queen Street West by noon on the spring and fall equinoxes, consistent with the updated King-Spadina Secondary Plan (2022).

Given the location of the site immediately south of the proposed public park, the development will result in intermittent shadow between 11:18 am and 1:18 pm on the spring and fall equinoxes and the summer months.

The proposal does not cast shadows on any existing parks identified as Sun Protected Parks and Open Spaces in the Downtown Plan (OPA 406) or named in the updated King Spadina Secondary Plan and as such staff find the intermittent shadows generated by the proposal acceptable.

### **Wind Impact**

A Pedestrian Level Wind Study reflecting the proposal was submitted in support of the application. The study indicates that the surrounding public realm will experience wind conditions that are acceptable for the intended use (suitable for walking and standing in the spring/fall/winter, and standing or sitting in the summer). City Planning staff have reviewed the Pedestrian Level Wind Study and are satisfied with the assessment, conclusions, and recommendations contained within the study.

### **Residential Unit Mix**

The Downtown Plan includes policies to sensitively intensify lands designated Mixed Use Areas and achieve a balanced mix of unit types and to support the creation of housing suitable for families. The Downtown Plan requires that developments containing more than 80 residential units include a minimum of 15% two-bedroom units, 10% three-bedroom units, and an additional 15% of units as a combination of two- and

three-bedroom units or units that can be converted to two- and three-bedroom units through accessible or adaptable design measures. The Growing-Up Guidelines provide similar guidance on the proportion and size of larger units recommended in new multi-unit residential developments.

The proposal contains a total of 813 dwelling units including 41 Bachelor (5%), 563 one-bedroom (69%), 126 two-bedroom (16%), and 83 three-bedroom (10%) units. A total of 15 percent of the bachelor and one-bedroom units will be provided as units that can be converted to two- and three-bedroom units, confirming with the policies of the Downtown Plan and the Growing-Up Guidelines. However, the unit sizes do not conform with the unit size objectives of the Growing Up Guidelines, which City Planning staff will continue to encourage the applicant to pursue through the Site Plan Control review process.

## **Housing**

This site will include a minimum of 20% of the residential gross floor area as affordable rental housing. Through the market offering process, staff will try to secure up to 30% of the of the residential gross floor area as affordable rental housing with rents at or below 80% of the City of Toronto's Average Market, as published yearly by the Canada Mortgage and Housing Corporation (CMHC), for a period of 99 years.

This 30% affordable rental target represents approximately 244 homes based on the current proposal being recommended for Open Door incentives. These incentives are necessary to help offset some of the costs to deliver the affordable housing. While staff will endeavour to meet this target, the current fiscal environment, including rising interest rates and construction costs, may make this economically challenging. The final number of affordable units will be determined and finalized as part of the municipal housing facility agreement between the city and the owner.

City Council's approval of the recommendations in this report will support the creation of new affordable rental homes, for a range of people and incomes across the city. These much-needed affordable homes will help address the needs of current and future residents, plus create more mixed-income, inclusive and livable communities where people will have the opportunity to thrive.

## **Amenity Space**

Indoor and outdoor amenity space for building residents is proposed on levels 2, 8, and 13 at a rate of 2.9 square metres of amenity space per dwelling unit. A total of 1,568 square metres of indoor amenity space (1.9 square metres per unit) is proposed along with 821 square metres of outdoor amenity space (1 square metre per unit). Staff are satisfied with the provision of the outdoor amenity space as the site is directly across the street from the proposed public park. Staff will work with the applicant through the Site Plan Control review process to ensure that the design of both the outdoor and indoor amenity space optimizes its utility. This includes provisions for households with children (Growing Up Guidelines) and pets (Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings) will be reviewed and secured through the Site Plan Control review process.

## **Community Agency Space**

Community Services and Facilities (CS and F) are an essential part of vibrant, strong, and complete communities. CS and F are the lands, buildings, and structures for the provision of programs and services provided or subsidized by the City or other public agencies, boards, and commissions, such as recreation, libraries, childcare, schools, public health, human services, cultural services, and employment services.

The timely provision of community services and facilities is as important to the livability of the City's neighbourhoods as "hard" services like sewer, water, roads and transit. The City's Official Plan establishes and recognizes that the provision of, and investment in, community services and facilities supports a healthy, safe, liveable, and accessible City. Providing for a full range of community services and facilities in areas experiencing major or incremental growth, is a responsibility shared by the City, public agencies, and the development community.

The proposed development would dedicate a portion of the Section 37 contribution to a 926 square metre community agency space within levels one and two of the base building along the Nelson Street frontage, immediately adjacent to the POPS. The space would be conveyed to the City in shell condition, post-construction, at no cost to the City, and tenanted to an eligible non-profit community agency under the City's Community Agency Tenancy policy. As currently conceptualized, the space consists of 156 square meters on the ground floor and the majority of the space, 770 square metres, on level two. The space would be designed with its own elevator core and stair access.

## **Paramedic Post**

Toronto Paramedic Services has identified the subject site as a desired location for a new paramedic post. As such, a 222 square metre paramedic post is proposed within the ground floor at the northeast corner of the site, with frontage on Nelson Street, and includes a two-bay ambulance parking area. The ambulance parking area will be accessed directly from Nelson Street.

The proposed development would dedicate a portion of the Section 37 contribution to the provision of the paramedic post. The space would be conveyed to the City in shell condition at no cost to the City.

## **Parkland**

The City of Toronto Parkland Strategy is a 20-year strategic city-wide plan that guides long-term planning for new parks, park expansions and improvements, and improved access to existing parks. The Strategy includes a new methodology to measure and assess parkland provision, using the baseline of residential population against the area of parkland available across the city. According to the Strategy's methodology, the development site is currently in an area with 4 to 12 square metres of parkland per person, which is below the city-wide average provision of 28 square metres of parkland per person in 2016.

In accordance with Chapter 415, Article III of the Toronto Municipal Code, the applicant is required to satisfy the parkland dedication requirement through a cash-in-lieu payment. The residential component of this proposal is subject to a 10% parkland dedication while the non-residential component is subject to a 2% parkland dedication.

The value of the cash-in-lieu of parkland dedication will be appraised through Real Estate Services. Payment will be required prior to the issuance of the first above grade building permit.

### **Tree Preservation**

Two existing trees are subject to the provisions of the City's Street Tree and Private Tree By-laws. One is City tree located along Adelaide Street West and the other is a private tree at an adjacent property to the west, within 6 metres of the subject site. The proposal would protect both trees during construction according to the City's Tree Protection By-laws.

Through the Site Plan review process, the applicant will be required to address all outstanding comments from Urban Forestry, which include increasing the tree planting areas and soil volumes and submitting the required tree permit applications.

### **Bicycle Parking**

The majority of the proposed 813 bicycle parking spaces are located within the level 1 mezzanine, with the remainder within the P1 level of the parking garage and outside, within the courtyard area. The bicycle spaces include 81 short-term and 732 long-term spaces, meeting the Zoning By-law and Toronto Green Standards for bicycle parking.

### **Lane Widening**

Two commercial public lanes abut the portion of the site closest to Nelson Street on the east and west sides. The lane on the east side terminates in the centre of the block and is proposed to be utilized for vehicular access to the site. To satisfy the Official Plan policy requiring commercial lanes to have a width of 6 metres, the required lane widening of 0.72 metres is proposed by the applicant.

The lane on the west side is L-shaped and also terminates in the centre of the block. Both the north-south and east-west portions of this lane require a lane widening of 1.63 metres which is also proposed by the applicant. The proposed lane widenings as shown on the submitted plans are to the satisfaction of Transportation Services staff.

### **Traffic Impact, Access, Parking and Loading**

As noted above, vehicular access for parking will be from the widened public lane on the northeast side of the site. A car elevator will provide access to a two-level underground parking garage containing a total of 97 parking spaces of which 87 will be for residents and 10 will be for residential visitors and will include a total of 14 accessible parking spaces. Access to a shared Type G/B and Type C loading spaces are also from the public lane.

Comments related to site access arrangements, site circulation and layout, design of the proposed site entrance driveway, layout of the proposed parking supply including ingress/egress provided thereto, and requirements for electric vehicle infrastructure will be provided through the Site Plan Control review process.

### **Servicing and Stormwater Management**

Engineering and Construction Services staff have reviewed the submitted materials and have identified several items for clarification, including the need for an updated Functional Servicing and Stormwater Management Report, Hydrogeological Report, Servicing Report Groundwater Summary Form, and Hydrogeological Review Summary Form. These materials have already been submitted by the applicant and are currently under review by applicable City staff.

### **Toronto Green Standard**

Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision. All developments are encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2040 or sooner.

The proposed development will achieve Tier 2. Staff will work with the applicant at the Site Plan stage to implement this goal.

### **Archaeological Assessment**

A Stage 1 Archaeological Resource Assessment was submitted in support of the application. City staff have reviewed the report and concur with the conclusions that there are no further archaeological concerns regarding the subject property.

### **Conclusion**

The proposal has been reviewed against the policies of the PPS (2020), the Growth Plan (2020), the Official Plan, the Downtown Secondary Plan and the King-Spadina Secondary Plan and Secondary Plan update. Staff are of the opinion that the proposal is consistent with the PPS (2020) and conforms with the Growth Plan (2020). Furthermore, the proposal conforms with the intent of the Official Plan, Downtown Plan and King-Spadina Secondary Plan and Secondary Plan update, particularly as it relates to the provision of an appropriate mix of residential and non-residential uses, an enhanced public realm and a built form which provides an appropriate relationship to the surrounding area. Staff recommend that Council support approval of the application.

## **CONTACT**

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E-mail: Joanna.Kimont@toronto.ca

## **SIGNATURE**

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Lynda H. Macdonald, MCIP, RPP, OALA, FCSLA,  
Director, Community Planning,  
Toronto and East York District

## **ATTACHMENTS**

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### **City of Toronto Data/Drawings**

Attachment 1: Location Map  
Attachment 2: Application Data Sheet  
Attachment 3: Official Plan Land Use Map  
Attachment 4: Downtown Plan Mixed Use Areas Map  
Attachment 5: Existing Zoning By-law Map  
Attachment 6: Draft Zoning By-law Amendment

### **Applicant Submitted Drawings**

Attachment 7: Site Plan  
Attachment 8: 3D Model of Proposal in Context - Northwest  
Attachment 9: 3D Model of Proposal in Context - Southeast  
Attachment 10: South Elevation  
Attachment 11: North Elevation



## Attachment 1: Application Data Sheet

Municipal Address: 254-260 Adelaide Street West      Date Received: December 17, 2021  
 Application Number: 21 249716 STE 10 OZ  
 Application Type: OPA / Rezoning, Rezoning

Project Description: Zoning by-law amendment application to facilitate the redevelopment of the site with a 61-storey, 188.3 metre tall (196.8 metres including the mechanical penthouse) mixed-use building. A total of 813 dwelling units are proposed along with ground floor retail, a community agency space, a paramedic post and a mid-block connection.

Applicant	Agent	Architect	Owner
Centre Court Developments	Bousfields Inc.	Sweeny and Co Architects	254 Adelaide Investments Ltd. and City of Toronto

### EXISTING PLANNING CONTROLS

Official Plan Designation:	Regeneration Areas	Site Specific Provision:
Zoning:	RA	Heritage Designation:
Height Limit (m):	30	Site Plan Control Area: Y

### PROJECT INFORMATION

Site Area (sq m): 2,750      Frontage (m): 40      Depth (m): 54

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	1,335		1,253	1,253
Residential GFA (sq m):			50,676	50,676
Non-Residential GFA (sq m):	2,784		1,849	1,849
Total GFA (sq m):	2,784		52,823	52,823
Height - Storeys:	3		61	61
Height - Metres:	12		188	188

Lot Coverage Ratio (%)	76.31	Floor Space Index:	19.05
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Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	52,122	284
Retail GFA:	748	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:	1,162	

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:			848	848
Freehold:				
Condominium:				
Other:				
Total Units:			848	848

#### Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		52	582	127	87
Total Units:		52	582	127	87

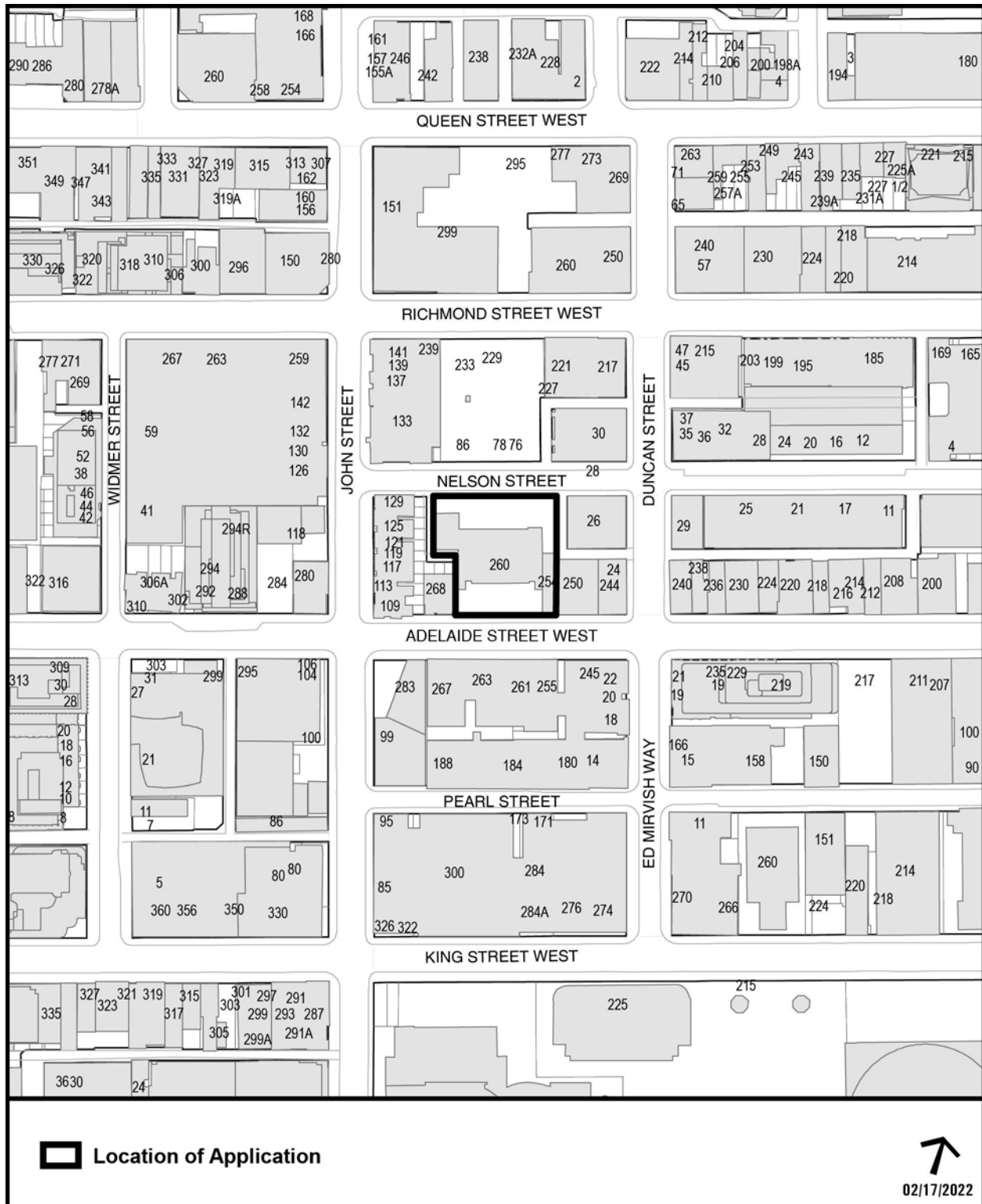
#### Parking and Loading

Parking Spaces:	97	Bicycle Parking Spaces:	945	Loading Docks:	2
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#### CONTACT:

Joanna Kimont, Senior Planner, Community Planning  
416-392-7216  
Joanna.Kimont@toronto.ca

## Attachment 2: Location Map



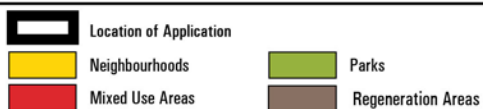
### Attachment 3: Official Plan Land Use Map




Official Plan Land Use Map 18

254-260 Adelaide Street West

File # 21 249716 STE 10 02



  
Not to Scale  
Extracted: 12/20/2021

**TORONTO**  
City Planning Division

**King-Spadina Secondary Plan**  
MAP 16-1 Urban Structure Plan

★ Location of Application  
— Secondary Plan Boundary  
T Potential View Terminus  
T Existing View Terminus  
↔ Potential Mid-block Connections  
□ Existing and Potential Building Edge  
□ Significant Street & Open Space  
... Landscape Edge

2 Site and Area Specific Policy Areas  
3 Site and Area Specific Policy Area  
★ Potential Gateway

Not to Scale

May 2022

The site plan illustrates the layout of the 1000 block of King Street West, showing the following details:

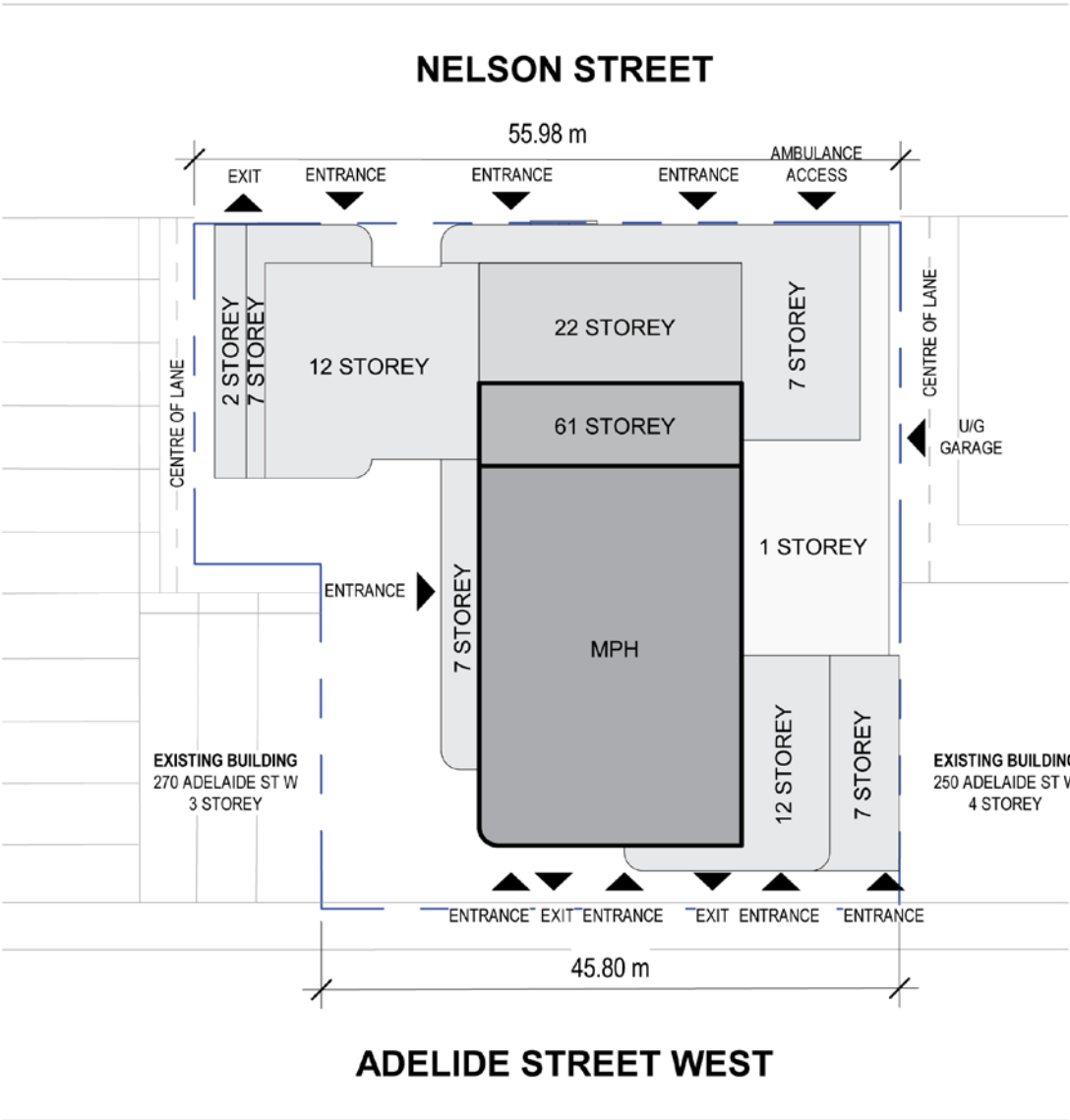
- Streets:** Queen Street West, Richmond Street West, Nelson Street, Adelaide Street West, Pearl Street, and King Street West.
- Streets and Avenues:** Widmer Street, John Street, Duncan Street, and Ed Mirvish Way.
- Zoning Designations:**
  - CR 3.0 (c2.0; r2.0) SS2 (x2387) and (x2388)
  - CR 3.0 (c3.0; r3.0) SS2 (x2089)
  - CR 3.0 (c3.0; r3.0) SS2 (x2131)
  - CR 3.0 (c3.0; r3.0) SS2 (x230)
  - CR 3.0 (c3.0; r3.0) SS2 (x2387)
  - CR 3.0 (c3.0; r3.0) SS2 (x2388)
  - CR 3.0 (c3.0; r3.0) SS2 (x2389)
  - CR 3.0 (c3.0; r3.0) SS2 (x2390)
  - CR 3.0 (c3.0; r3.0) SS2 (x2391)
  - CR 3.0 (c3.0; r3.0) SS2 (x2392)
  - CR 3.0 (c3.0; r3.0) SS2 (x2393)
  - CR 3.0 (c3.0; r3.0) SS2 (x2394)
  - CR 3.0 (c3.0; r3.0) SS2 (x2395)
  - CR 3.0 (c3.0; r3.0) SS2 (x2396)
  - CR 3.0 (c3.0; r3.0) SS2 (x2397)
  - CR 3.0 (c3.0; r3.0) SS2 (x2398)
  - CR 3.0 (c3.0; r3.0) SS2 (x2399)
  - CR 3.0 (c3.0; r3.0) SS2 (x2400)
  - CR 3.0 (c3.0; r3.0) SS2 (x2401)
  - CR 3.0 (c3.0; r3.0) SS2 (x2402)
  - CR 3.0 (c3.0; r3.0) SS2 (x2403)
  - CR 3.0 (c3.0; r3.0) SS2 (x2404)
  - CR 3.0 (c3.0; r3.0) SS2 (x2405)
  - CR 3.0 (c3.0; r3.0) SS2 (x2406)
  - CR 3.0 (c3.0; r3.0) SS2 (x2407)
  - CR 3.0 (c3.0; r3.0) SS2 (x2408)
  - CR 3.0 (c3.0; r3.0) SS2 (x2409)
  - CR 3.0 (c3.0; r3.0) SS2 (x2410)
  - CR 3.0 (c3.0; r3.0) SS2 (x2411)
  - CR 3.0 (c3.0; r3.0) SS2 (x2412)
  - CR 3.0 (c3.0; r3.0) SS2 (x2413)
  - CR 3.0 (c3.0; r3.0) SS2 (x2414)
  - CR 3.0 (c3.0; r3.0) SS2 (x2415)
  - CR 3.0 (c3.0; r3.0) SS2 (x2416)
  - CR 3.0 (c3.0; r3.0) SS2 (x2417)
  - CR 3.0 (c3.0; r3.0) SS2 (x2418)
  - CR 3.0 (c3.0; r3.0) SS2 (x2419)
  - CR 3.0 (c3.0; r3.0) SS2 (x2420)
  - CR 3.0 (c3.0; r3.0) SS2 (x2421)
  - CR 3.0 (c3.0; r3.0) SS2 (x2422)
  - CR 3.0 (c3.0; r3.0) SS2 (x2423)
  - CR 3.0 (c3.0; r3.0) SS2 (x2424)
  - CR 3.0 (c3.0; r3.0) SS2 (x2425)
  - CR 3.0 (c3.0; r3.0) SS2 (x2426)
  - CR 3.0 (c3.0; r3.0) SS2 (x2427)
  - CR 3.0 (c3.0; r3.0) SS2 (x2428)
  - CR 3.0 (c3.0; r3.0) SS2 (x2429)
  - CR 3.0 (c3.0; r3.0) SS2 (x2430)
  - CR 3.0 (c3.0; r3.0) SS2 (x2431)
  - CR 3.0 (c3.0; r3.0) SS2 (x2432)
  - CR 3.0 (c3.0; r3.0) SS2 (x2433)
  - CR 3.0 (c3.0; r3.0) SS2 (x2434)
  - CR 3.0 (c3.0; r3.0) SS2 (x2435)
  - CR 3.0 (c3.0; r3.0) SS2 (x2436)
  - CR 3.0 (c3.0; r3.0) SS2 (x2437)
  - CR 3.0 (c3.0; r3.0) SS2 (x2438)
  - CR 3.0 (c3.0; r3.0) SS2 (x2439)
  - CR 3.0 (c3.0; r3.0) SS2 (x2440)
  - CR 3.0 (c3.0; r3.0) SS2 (x2441)
  - CR 3.0 (c3.0; r3.0) SS2 (x2442)
  - CR 3.0 (c3.0; r3.0) SS2 (x2443)
  - CR 3.0 (c3.0; r3.0) SS2 (x2444)
  - CR 3.0 (c3.0; r3.0) SS2 (x2445)
  - CR 3.0 (c3.0; r3.0) SS2 (x2446)
  - CR 3.0 (c3.0; r3.0) SS2 (x2447)
  - CR 3.0 (c3.0; r3.0) SS2 (x2448)
  - CR 3.0 (c3.0; r3.0) SS2 (x2449)
  - CR 3.0 (c3.0; r3.0) SS2 (x2450)
  - CR 3.0 (c3.0; r3.0) SS2 (x2451)
  - CR 3.0 (c3.0; r3.0) SS2 (x2452)
  - CR 3.0 (c3.0; r3.0) SS2 (x2453)
  - CR 3.0 (c3.0; r3.0) SS2 (x2454)
  - CR 3.0 (c3.0; r3.0) SS2 (x2455)
  - CR 3.0 (c3.0; r3.0) SS2 (x2456)
  - CR 3.0 (c3.0; r3.0) SS2 (x2457)
  - CR 3.0 (c3.0; r3.0) SS2 (x2458)
  - CR 3.0 (c3.0; r3.0) SS2 (x2459)
  - CR 3.0 (c3.0; r3.0) SS2 (x2460)
  - CR 3.0 (c3.0; r3.0) SS2 (x2461)
  - CR 3.0 (c3.0; r3.0) SS2 (x2462)
  - CR 3.0 (c3.0; r3.0) SS2 (x2463)
  - CR 3.0 (c3.0; r3.0) SS2 (x2464)
  - CR 3.0 (c3.0; r3.0) SS2 (x2465)
  - CR 3.0 (c3.0; r3.0) SS2 (x2466)
  - CR 3.0 (c3.0; r3.0) SS2 (x2467)
  - CR 3.0 (c3.0; r3.0) SS2 (x2468)
  - CR 3.0 (c3.0; r3.0) SS2 (x2469)
  - CR 3.0 (c3.0; r3.0) SS2 (x2470)
  - CR 3.0 (c3.0; r3.0) SS2 (x2471)
  - CR 3.0 (c3.0; r3.0) SS2 (x2472)
  - CR 3.0 (c3.0; r3.0) SS2 (x2473)
  - CR 3.0 (c3.0; r3.0) SS2 (x2474)
  - CR 3.0 (c3.0; r3.0) SS2 (x2475)
  - CR 3.0 (c3.0; r3.0) SS2 (x2476)
  - CR 3.0 (c3.0; r3.0) SS2 (x2477)
  - CR 3.0 (c3.0; r3.0) SS2 (x2478)
  - CR 3.0 (c3.0; r3.0) SS2 (x2479)
  - CR 3.0 (c3.0; r3.0) SS2 (x2480)
  - CR 3.0 (c3.0; r3.0) SS2 (x2481)
  - CR 3.0 (c3.0; r3.0) SS2 (x2482)
  - CR 3.0 (c3.0; r3.0) SS2 (x2483)
  - CR 3.0 (c3.0; r3.0) SS2 (x2484)
  - CR 3.0 (c3.0; r3.0) SS2 (x2485)
  - CR 3.0 (c3.0; r3.0) SS2 (x2486)
  - CR 3.0 (c3.0; r3.0) SS2 (x2487)
  - CR 3.0 (c3.0; r3.0) SS2 (x2488)
  - CR 3.0 (c3.0; r3.0) SS2 (x2489)
  - CR 3.0 (c3.0; r3.0) SS2 (x2490)
  - CR 3.0 (c3.0; r3.0) SS2 (x2491)
  - CR 3.0 (c3.0; r3.0) SS2 (x2492)
  - CR 3.0 (c3.0; r3.0) SS2 (x2493)
  - CR 3.0 (c3.0; r3.0) SS2 (x2494)
  - CR 3.0 (c3.0; r3.0) SS2 (x2495)
  - CR 3.0 (c3.0; r3.0) SS2 (x2496)
  - CR 3.0 (c3.0; r3.0) SS2 (x2497)
  - CR 3.0 (c3.0; r3.0) SS2 (x2498)
  - CR 3.0 (c3.0; r3.0) SS2 (x2499)
  - CR 3.0 (c3.0; r3.0) SS2 (x2500)
- Other Labels:** MCR T3.0 C2.0 R2.0, RA, CRE, CRE (x35), CRE (x8), CRE (x8), CRE (x21), CRE (x74), CRE (x17), CRE (x74), CRE (x74), CRE (x89), CRE (x80), CRE (x75), CRE (x8), CRE (x7.8; r7.8) SS1 (x2313), CRE (x7.8; r7.8) SS1 (x2332), CRE (x7.8; r7.8) SS1 (x1822).

Not to Scale  
Extracted: 02/17/2022

## Attachment 6: Draft Zoning By-law Amendment

To be available at the June 29/30, 2022 meeting of Toronto and East York Community Council.

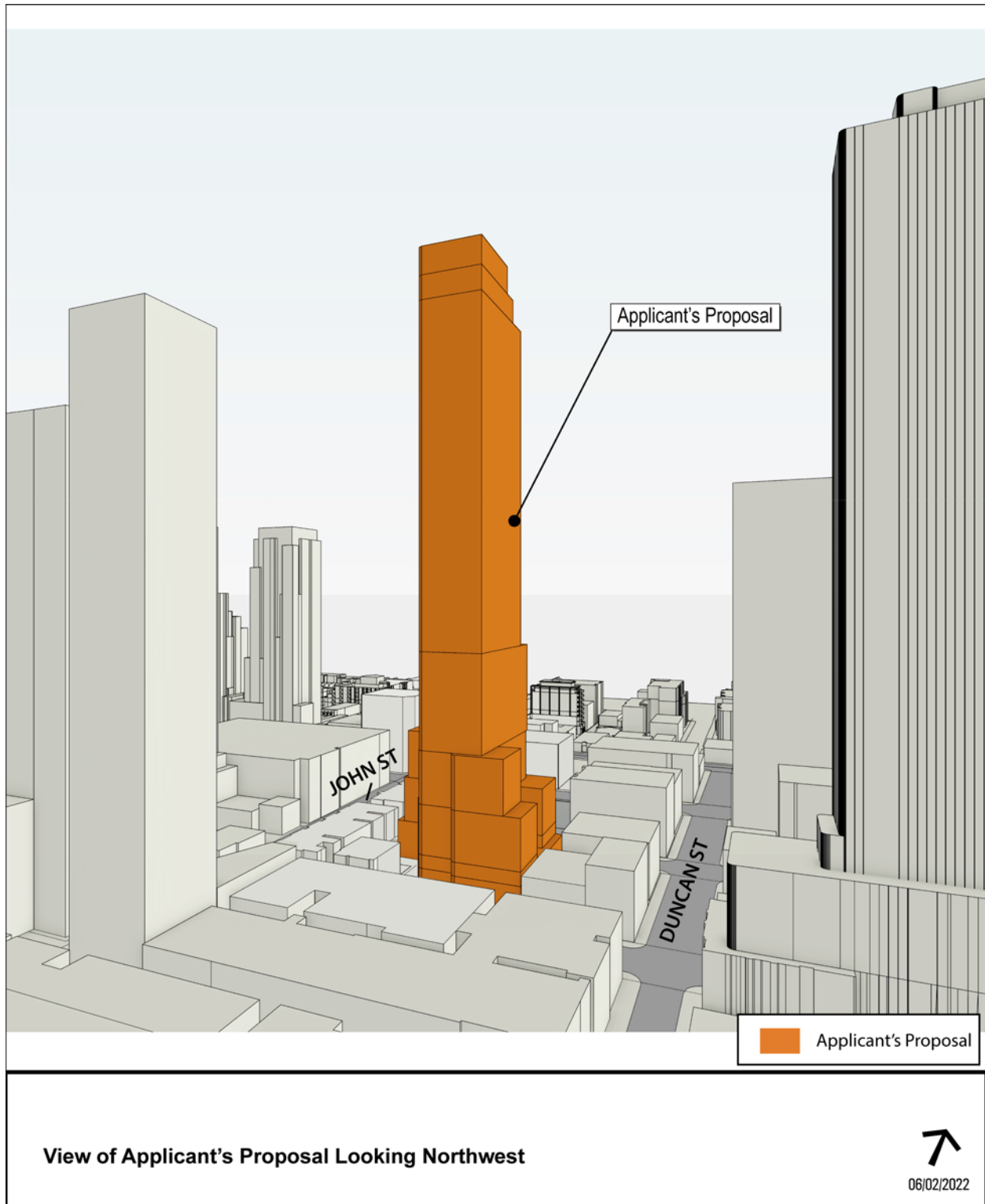
Attachment 7: Site Plan



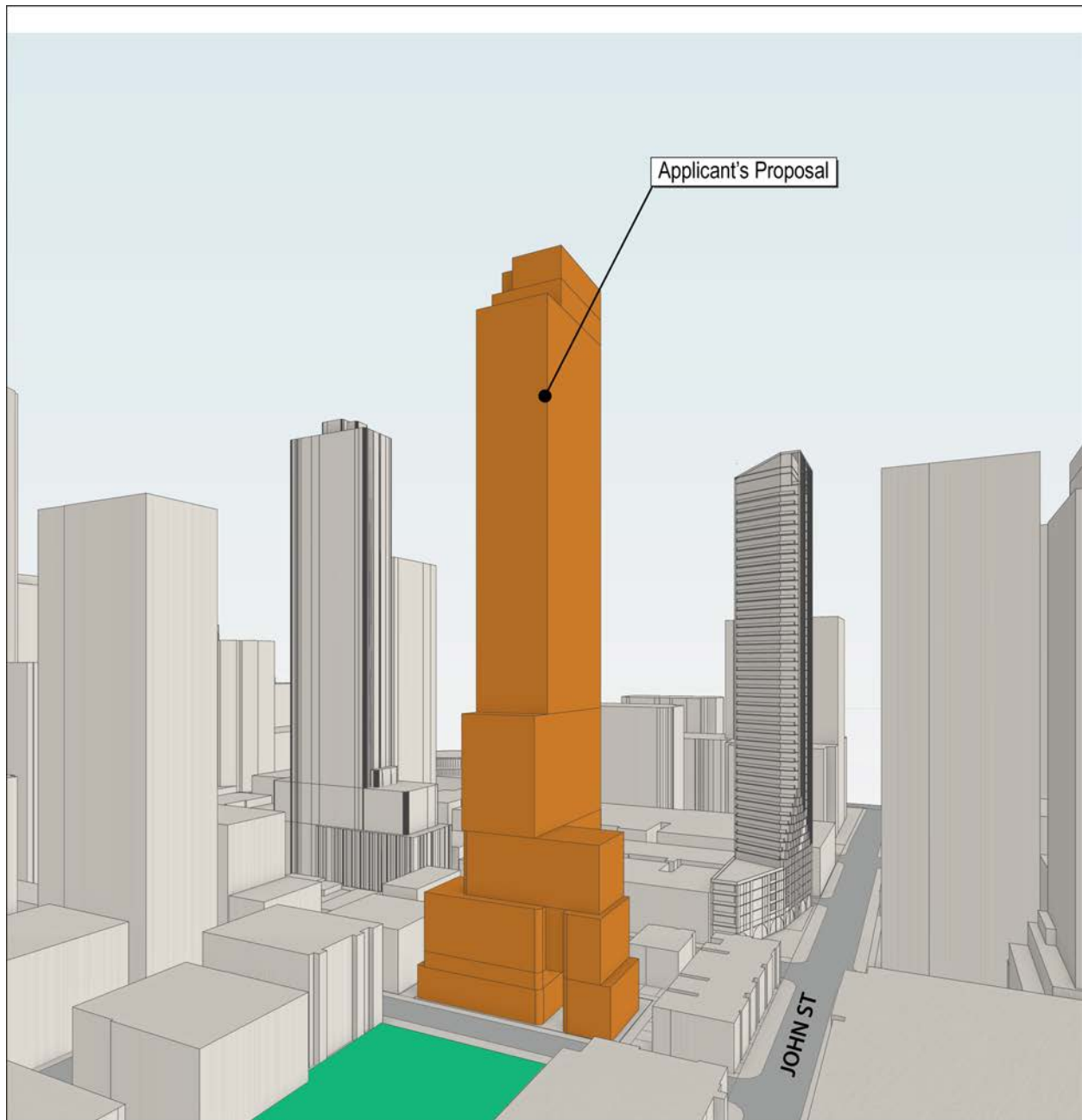
Site Plan 



## Attachment 8: 3D Model of Proposal in Context - Northwest



## Attachment 9: 3D Model of Proposal in Context - Southeast

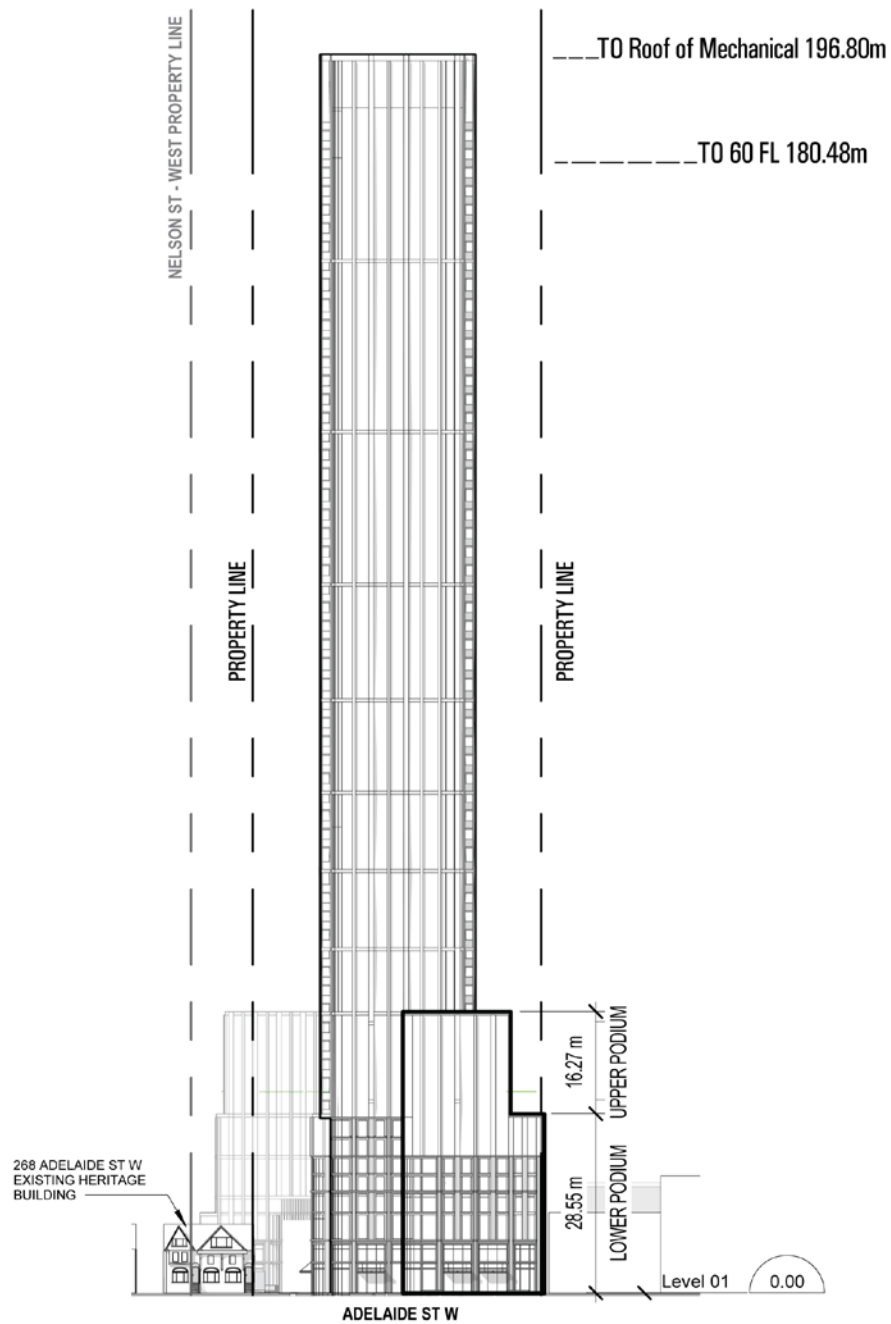


**View of Applicant's Proposal Looking Southeast**



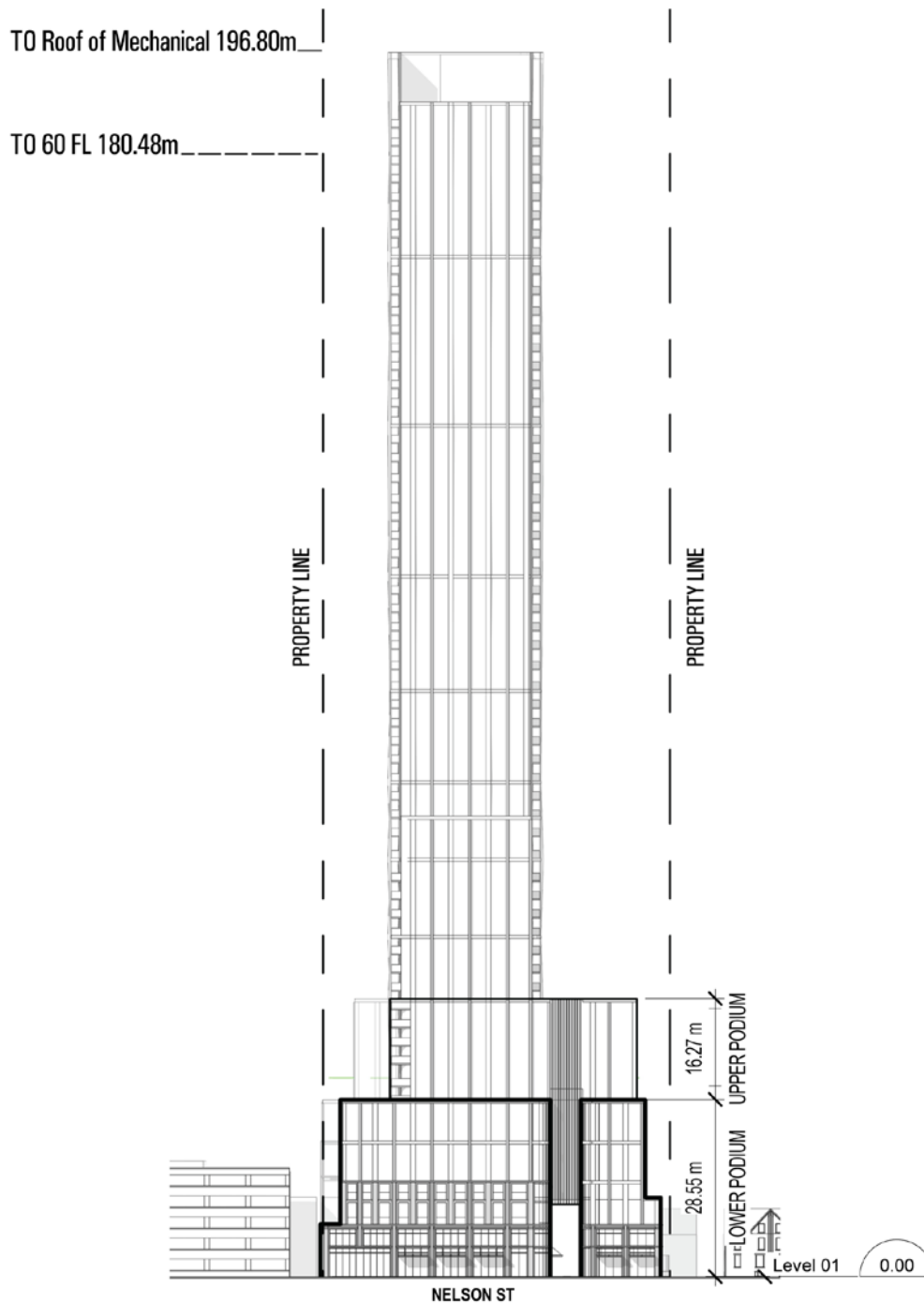
06/02/2022

## Attachment 10: South Elevation



South Elevation

## Attachment 11:North Elevation



North Elevation